

Local expertise with powerful national marketing

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ESTATE AGENTS



5 LYNWOOD DRIVE, MERLEY

WIMBORNE, DORSET, BH21 1UE



GUIDE PRICE £625,000

- FOUR BEDROOM DETACHED FAMILY HOME
- ONE BEDROOM SELF CONTAINED ANNEX
- LOUNGE/DINER
- SHOWER ROOM AND FAMILY BATHROOM
- WELL-PRESENTED HOUSE AND GARDEN
- LARGE DRIVEWAY WITH AMPLE PARKING

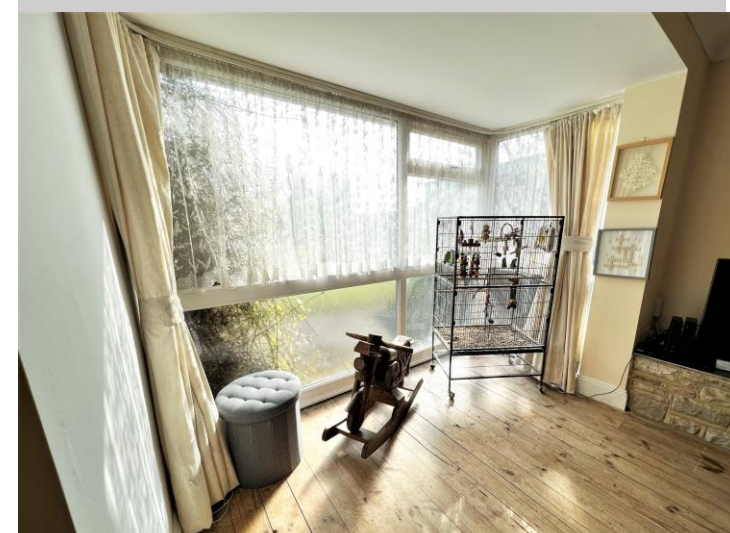
Edwards are delighted to welcome to the market this four-bedroom detached family home with a self-contained annex. This property offers extensive off-road parking, large rear garden and is within walking distance of local shops and well-regarded schools.

When entering this family home, you are welcomed into the front porch which is ideal for storing shoes and outside clothing. Following on through the porch to the entrance hall with all doors leading to principal rooms and stairs raising to the first floor. The well-proportioned living space is offered with a spacious well-decorated lounge/diner with feature fire place and large window overlooking the front garden and glass double doors opening into the reception room. Just off the living room is the well-presented kitchen which is fitted with wooden base and wall units, granite effect worktops, range style cooker, extractor fan and space for washing machine, dishwasher and window overlooking the patio terrace.

On the ground floor there is also a self-contained annex which comprises of: Open plan kitchen/ living room with a door leading out onto the patio area, spacious bedroom with built-in wardrobes and shower room with W/C and hand basin.

On the first floor the accommodation comprises of four double bedrooms, all offer space for wardrobes and/or chest draws and large windows letting in ample light. Two rooms are fitted with carpets and the other two rooms have wooden floor. The family bathroom offers bath with hand held shower, W/C, basin and large storage cupboard.

Outside a block paved driveway provides off road parking and leads to the single garage, accessed via an up and over door. The garage has power and light and an internal door to the annex hall and second reception room. The front garden is laid to lawn with a side gate leading to the rear garden.



The large rear garden offers a patio terrace ideal for entertaining, large laid to lawn area with footpath running down one side and on the other side is mature shrubs and hedging.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North,

The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

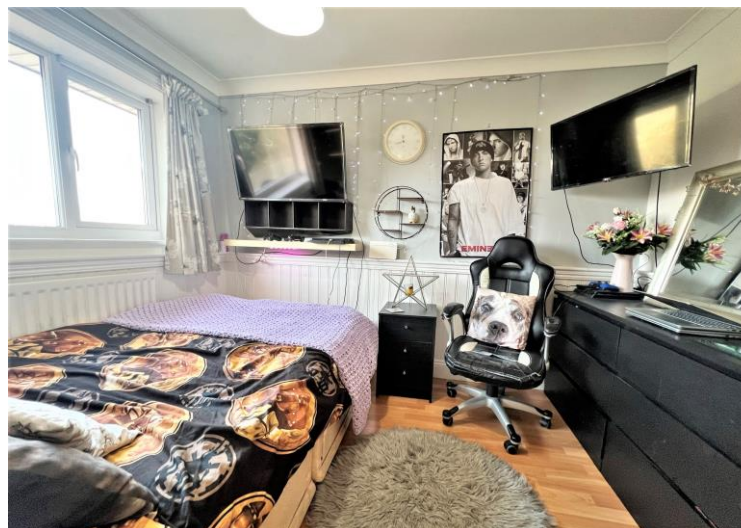
Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are several of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School,

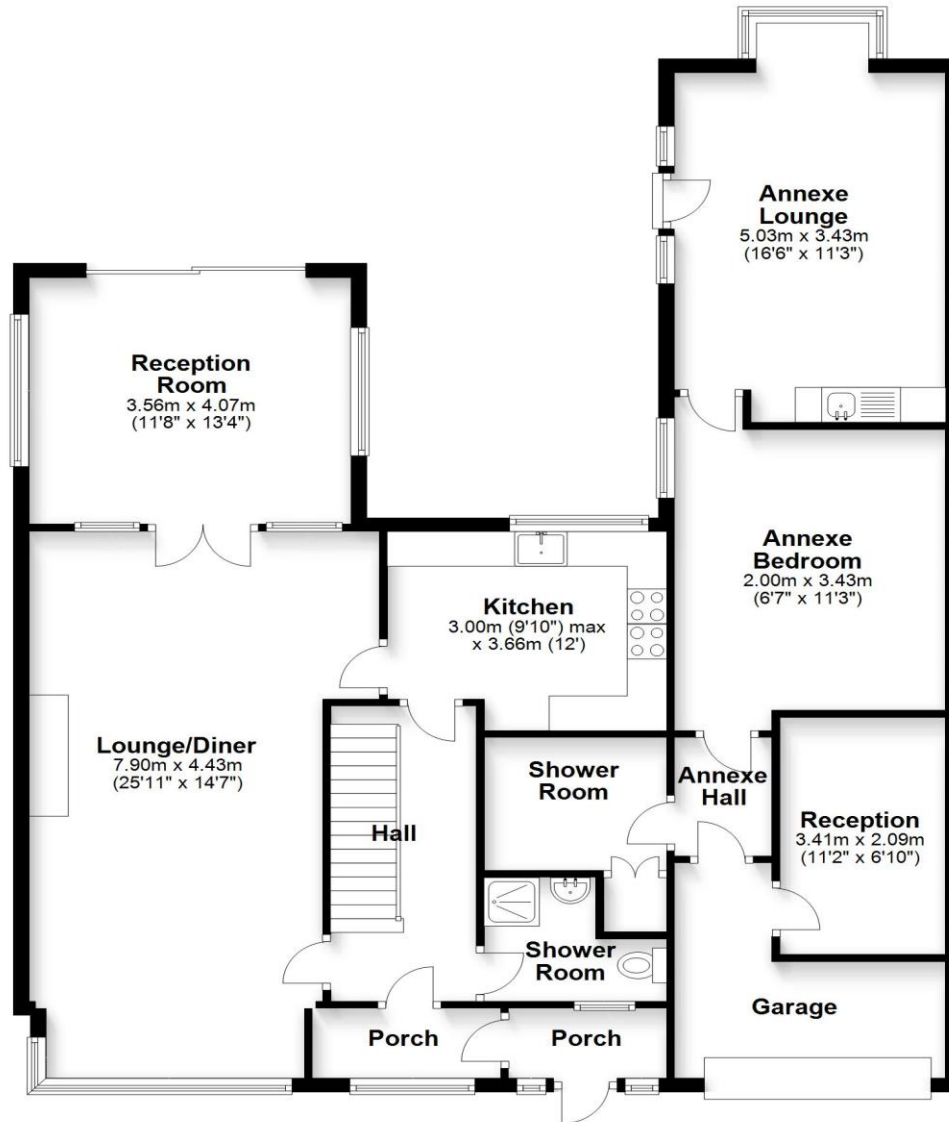
Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

Council Tax- Bcp Council (poole)- F



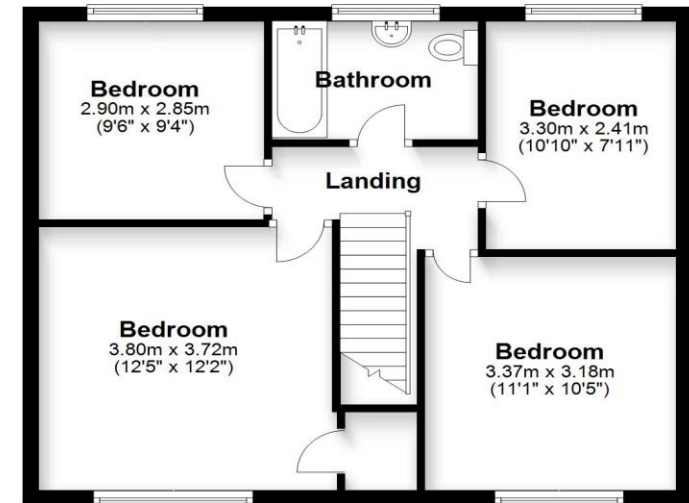
Ground Floor

Approx. 129.7 sq. metres (1395.7 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



Total area: approx. 184.6 sq. metres (1987.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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